

## **Introduction to the 2004 Neighborhood Analysis**

For the last three decades, the City of Eugene has produced a Neighborhood Analysis following the federal decennial census. The purpose of the document is to inform the public, the City organization, and policy makers about Eugene and its neighborhoods.

The 1983 and 1995 editions were produced by the Planning Division of the Planning and Development Department. Those documents emphasized “the usefulness of the data in developing policy and directing programs to accomplish goals and policies by which the City operates.” The 2004 edition was produced by Neighborhood Services staff. In addition to providing information for the City organization and policy makers, our goal is to give Neighborhood Associations information they need in order to do targeted outreach and assist in neighborhood goal setting.

The 2004 Neighborhood Analysis presents data from the following sources: U.S. 2000 Census, the Lane County Geographic Information System, and the Police Department’s data base. All the data is for the calendar year 2000.

A few cautions about the data should be noted. First, the U.S. Census Bureau reports its data according to Census Tracts, Block Groups, and Blocks. In many cases Census Blocks align with Eugene’s city blocks. But not always. Second, the Census Bureau changed its methodology in 2000. They now distribute a short form to everyone and a long form to a random sample of the population. Information from the short form, the 100% data, is reported at the block level. Information from the long form, the sample data, is reported at the block group level.

The Neighborhood Analysis begins with city-wide maps to orient the reader to the neighborhood areas and their relative characteristics (e.g, population count, density, and change). The maps are interspersed with charts produced by the Lane Council of Governments that further illustrate the data. Changes and trends described in the Citywide Analysis section of the 1994 Neighborhood Analysis have also been updated.

There are 21 neighborhood associations and community organizations in the Eugene Urban Growth Boundary area. The University of Oregon campus is the only part of Eugene that is not within a neighborhood association and therefore not included in this analysis. Each neighborhood section begins with a map showing how the neighborhood boundary and census blocks align. This is followed by the neighborhood asset map, which illustrates City amenities, activity centers, travel routes and emergency services and local educational centers. Then the Census Bureau’s 100% data is reported first (population and housing characteristics). Next, Land Use Characteristics and Crime Data are displayed. This information is from regional geo-coded databases and can be extracted by neighborhood boundaries. Third, the sample data from the closest matching block group(s) is detailed. Maps downloaded from the Census web site are included to illustrate the area being described.

There is a wealth of information available from the Census Bureau. Only a subset of it is included in the Neighborhood Analysis. Those interested in getting other views of the data should look at the website: <http://factfinder.census.gov>

Comparisons among this and earlier editions of the Neighborhood Analysis should be approached with care. The 2000 census changed how it collected racial and ethnic information. For example, for the first time people could select more than one race. Also, in the last decade, there have been boundary changes between Whiteaker Community Council and the Downtown Neighborhood Association, Far West Neighbors and Churchill Area Neighbors, and Friendly Area Neighbors and Amazon Neighbors. Property has been annexed into the City. With those caveats in mind, the document concludes with a section on 1980-1990-2000 comparisons of a few neighborhood characteristics.

The last section of the Neighborhood Analysis is a short glossary.

## Citywide Trends

In the 2000 census, Eugene's population is given at 137,893. This is an 18.3% increase over the 1990 population count of 112,669. In 1980, the population was 105,624.

The population of Eugene is getting slightly younger. In 2000, the median age was 33 and there were 62.4% of the population that was over 25 years old. This compares to 62.8% in 1990. The larger shift came between 1980 and 1990, when Eugene went from 58% of the population over 25 years to 62.8%.

The number of married couple families decreased in 2000. The count of 23,565 reflects a 13.8% decrease from the 1990 figure of 27,339. There had been a large increase, 38%, from 1980 to 1990.

The size of households decreased slightly from 2.37 in 1990 to 2.27 in 2000. In 1980, the average household size was 2.36.

The majority of housing units continues to be single-family homes. However, the percentage has dropped from 60.6% in 1990 to 56.3% in 2000. The percent of multi-family homes in 2000 (30.4%) is very close to the rate in 1980 (30.5%).

The number of persons living in group quarters (both institutionalized and non-institutionalized) declined from 1990's 6,425 to 6,086 in 2000. This is a 5.3% decrease.

The trend towards more owner-occupied housing units seen in 1980-1990 reversed itself between 1990 and 2000. Renter-occupied housing grew from 44.9% to 48.2% while owner-occupied housing fell from 55.1% to 51.8%.

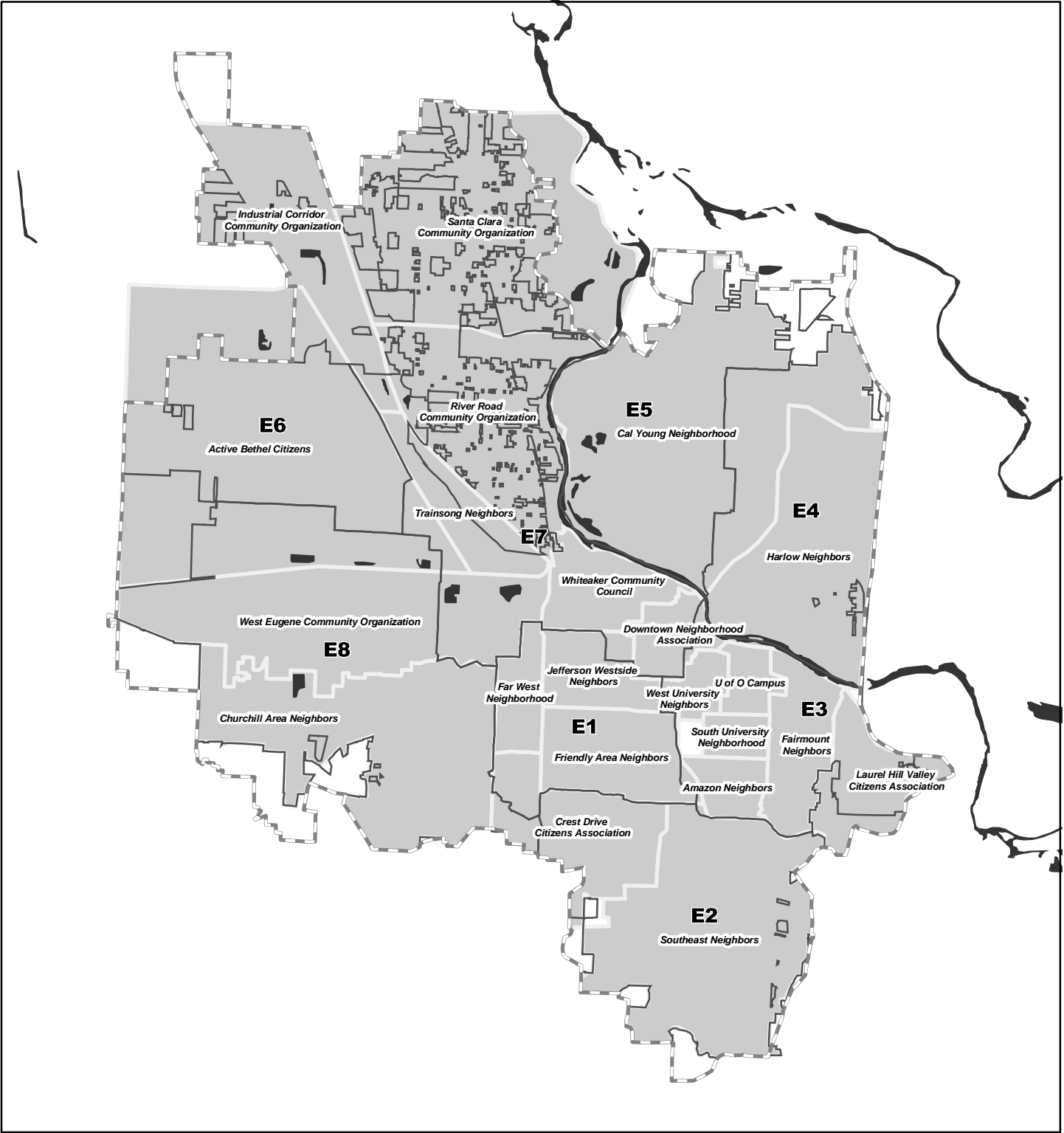
The median value of owner-occupied units soared. In 1980, the median value was \$67,200; in 1990, it increased slightly to \$69,400; in 2000, the median value was \$152,000. A 120.8% increase.

The median family income also increased, but not nearly by the same percentage. In 1980, median family income was \$20,336. In 1990, that had risen to \$34,153. In 2000, median family income was reported at \$48,527. This is a 30% increase.

The median rent continued to rise, from 1980's \$222, to 1990's \$428, to 2000's \$621.

The percent of persons below the poverty level increased very slightly in the last decade. In 1980, 14.7% of the population was below poverty level status. In 1990 it had risen to 17% and in 2000 it was at 17.1%. The percent of families below the poverty level rose in 1990 to 9% for 1980's 7.9%. However the rate fell slightly in 2000 to 8.7%.

The percent of people that drove alone to work decreased a bit in 2000. In 1990, 69% drove alone to work (up from 61.7% in 1980). In 2000, 66.8% drove alone. Conversely, the percent of people commuting to work by other means than driving alone, including carpooling, biking, walking, using public transit, and working at home increased from 31% in 1990 to 33.1% in 2000. The mean travel time to work is 16.9 minutes.

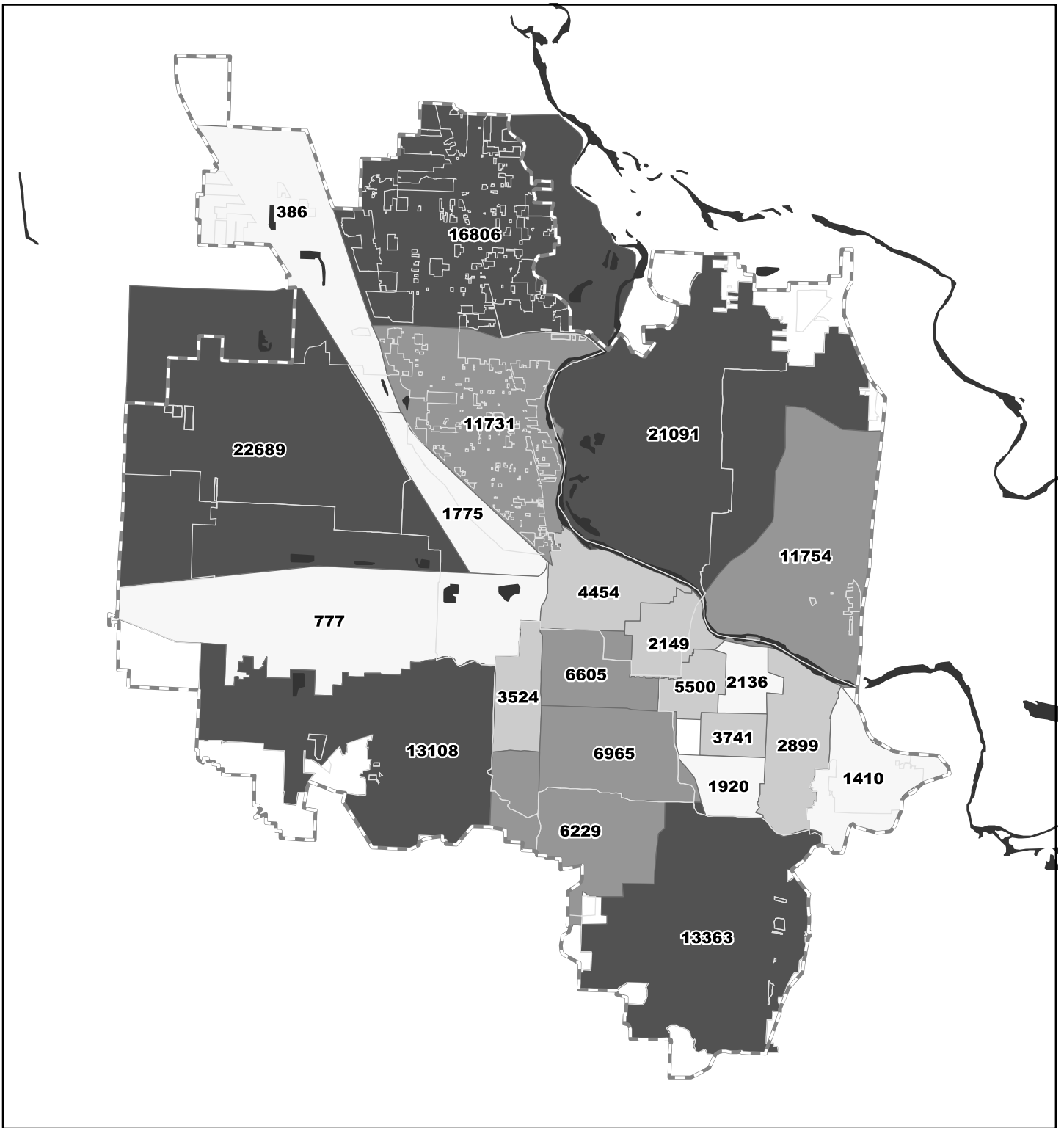


NEIGHBORHOOD ORIENTATION MAP

- Neighborhood Districts    □ Urban Growth Boundary    □ Wards    ■ Willamette River

0 0.8 1.6 Miles





## NEIGHBORHOOD POPULATION COUNTS

### TOTAL COUNT



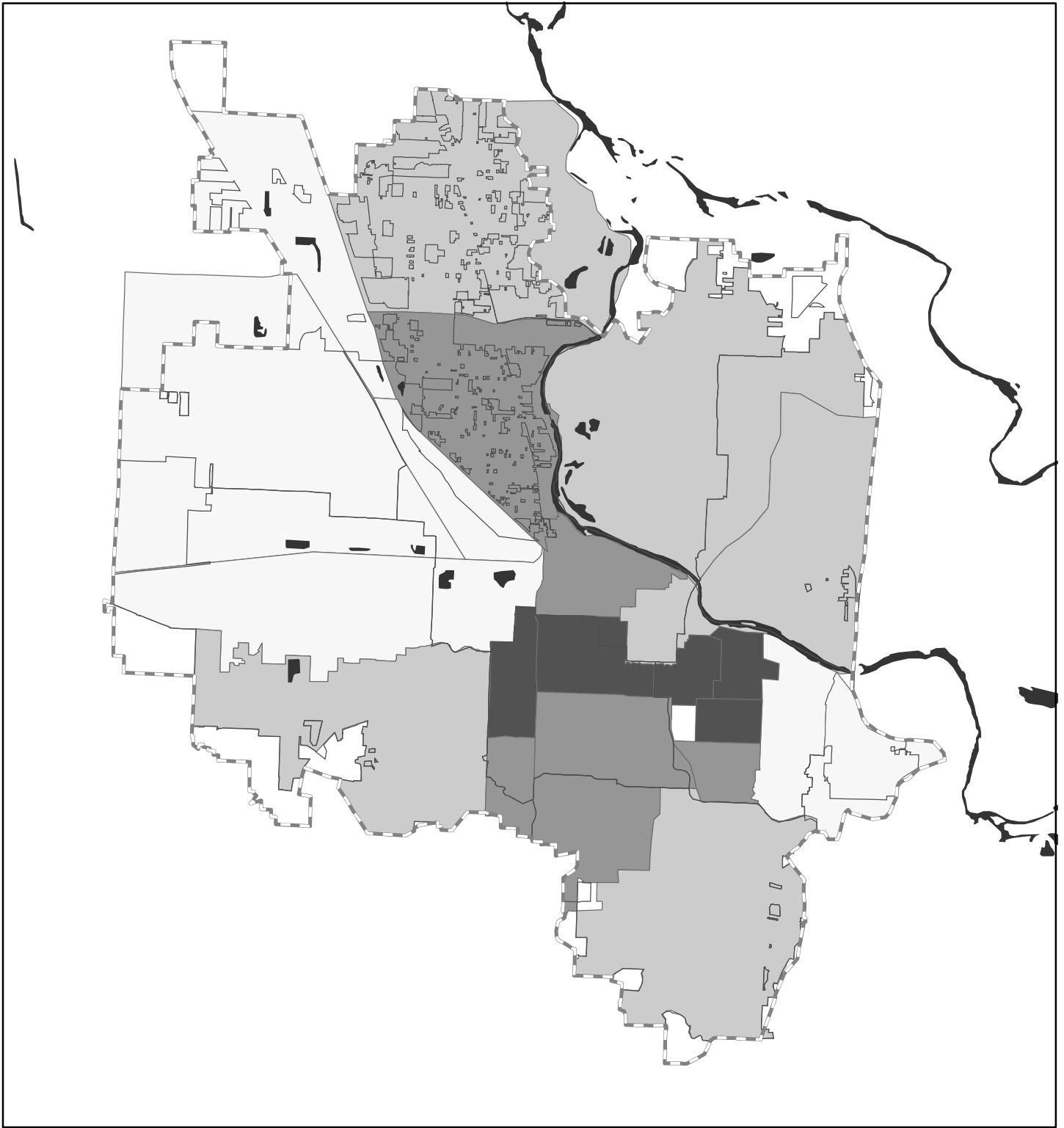
### OTHER MAP ELEMENTS



NOTE: The numbers on the map reflect the total population aggregated to the individual Neighborhood District

0 0.6 1.2 Miles





## NEIGHBORHOOD POPULATION DENSITY

PERSONS PER SQUARE MILE

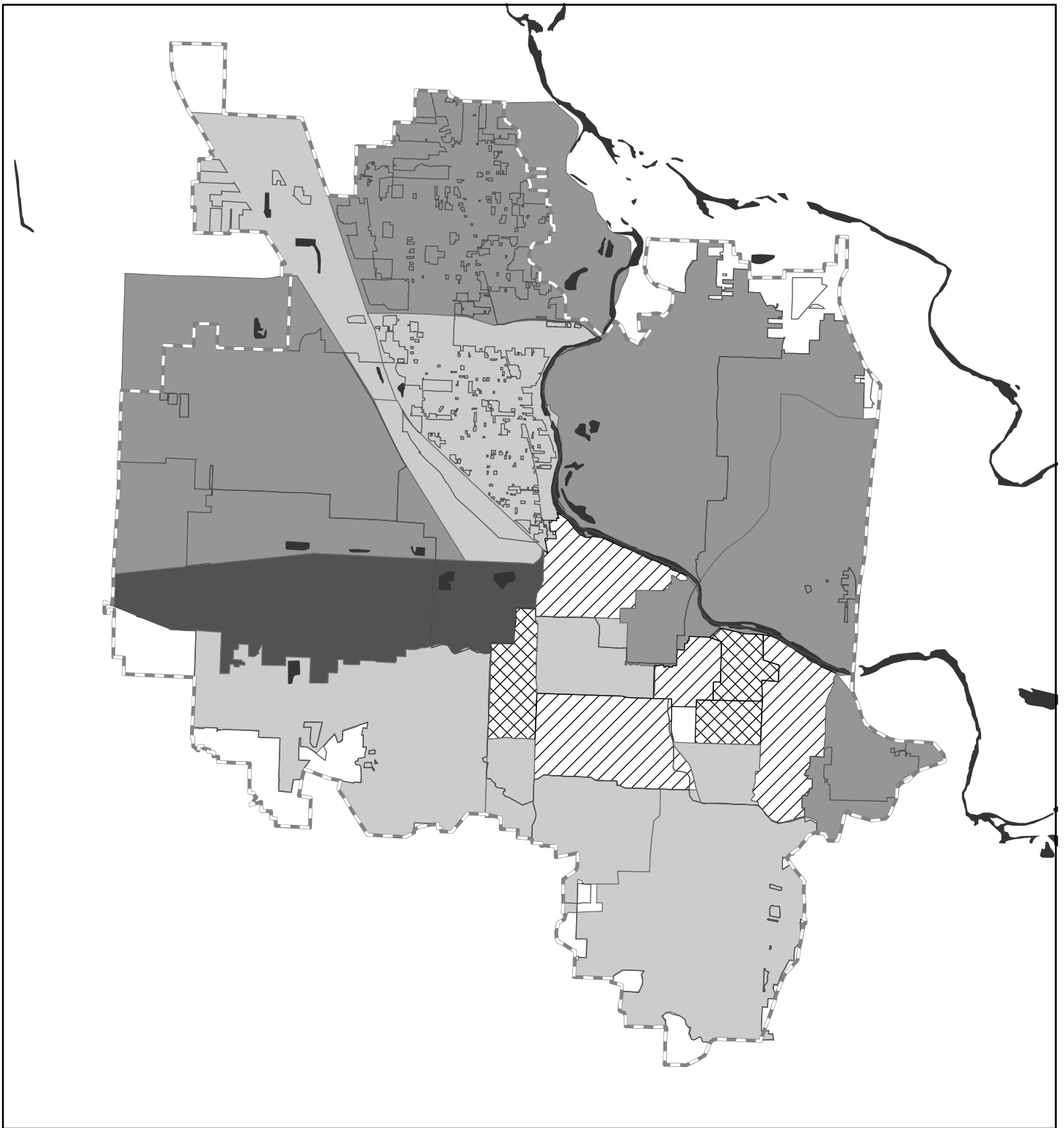


OTHER MAP ELEMENTS



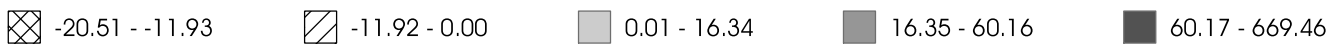
0 0.6 1.2 Miles





## CHANGE IN NEIGHBORHOOD POPULATION DENSITY (1990-2000)

PERCENT CHANGE IN PERSONS PER SQUARE MILE



OTHER MAP ELEMENTS

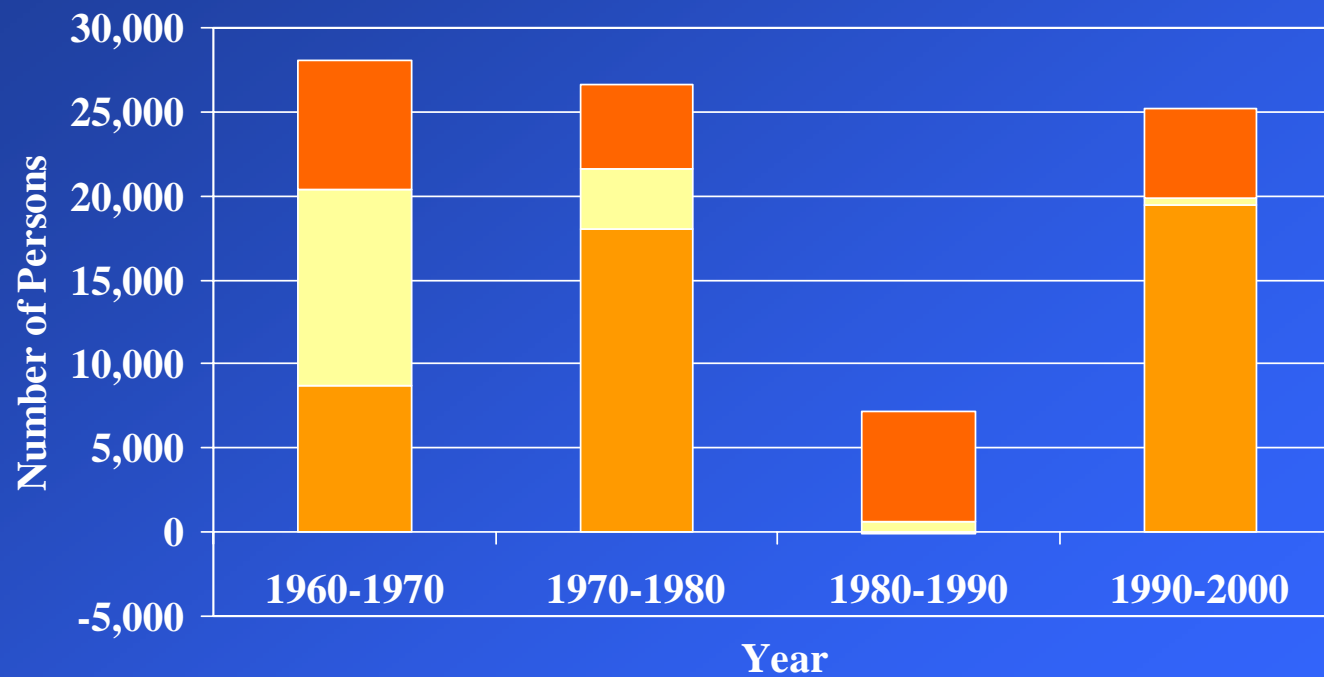


Formula used to calculate change over time:  
 $X_t = \text{Year}$   
 $100 * (X_t - X_{t-1}) / X_{t-1}$

0 0.6 1.2 Miles



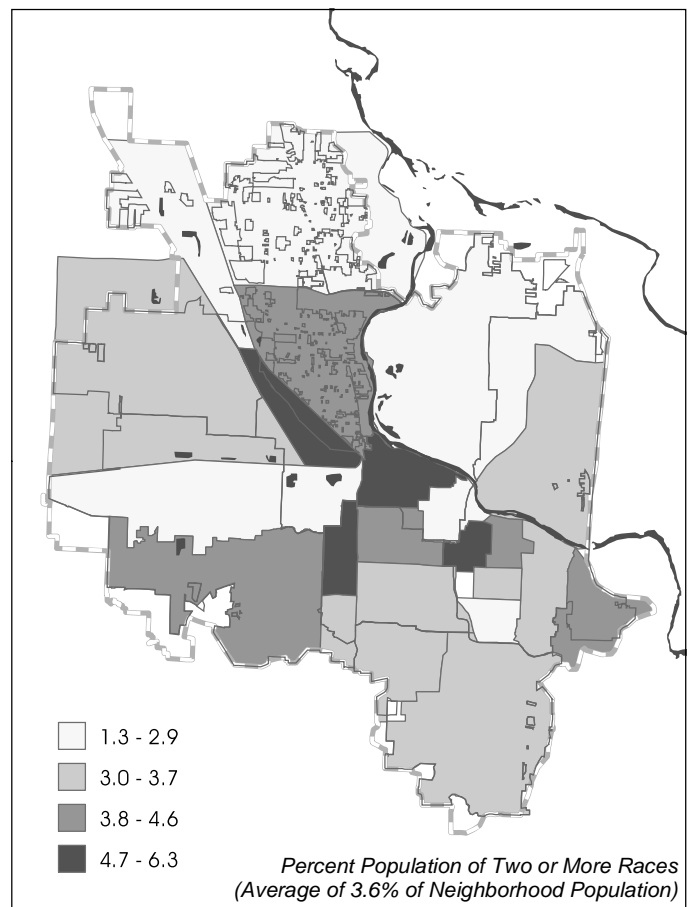
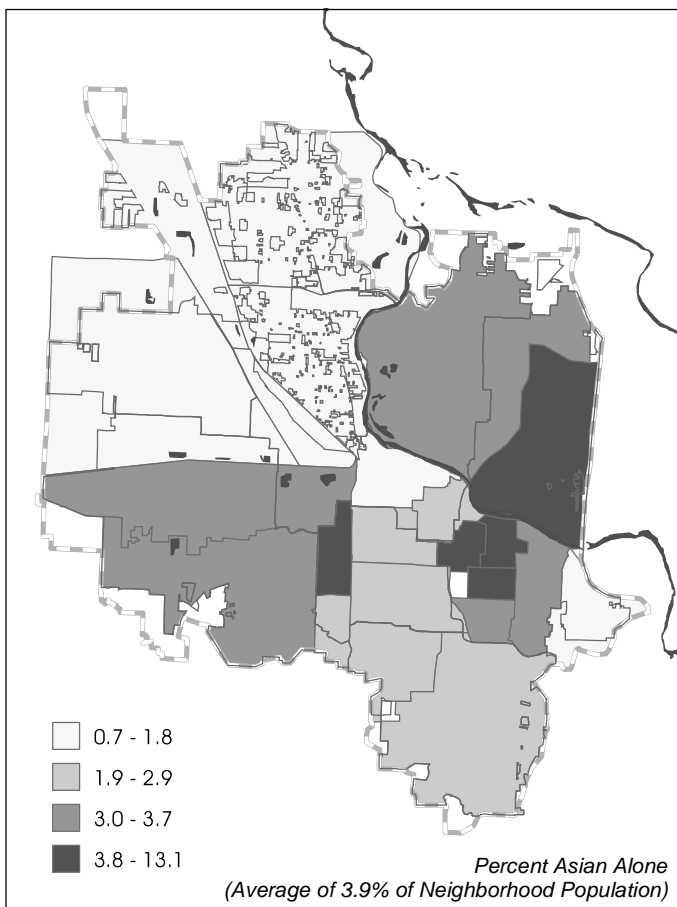
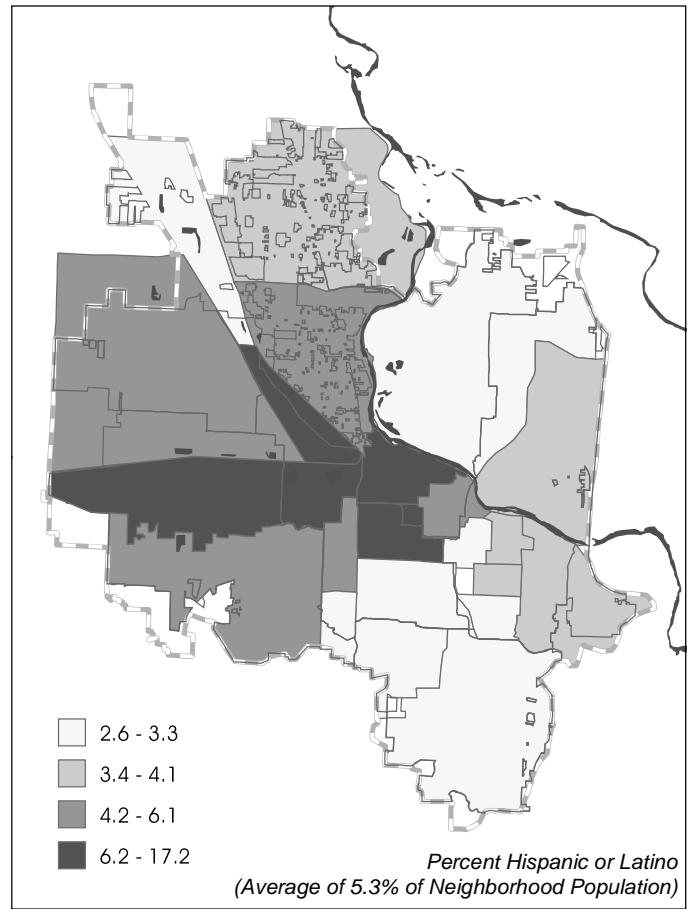
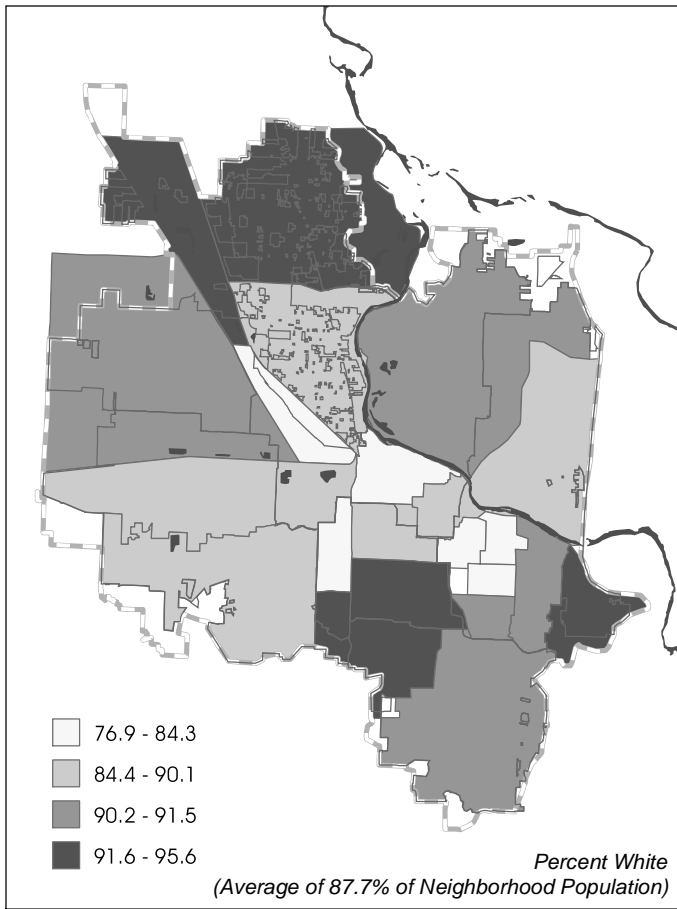
# Components of Population Change in Eugene



Source: LCOG


Net Migration      Annexation  
Natural Increase

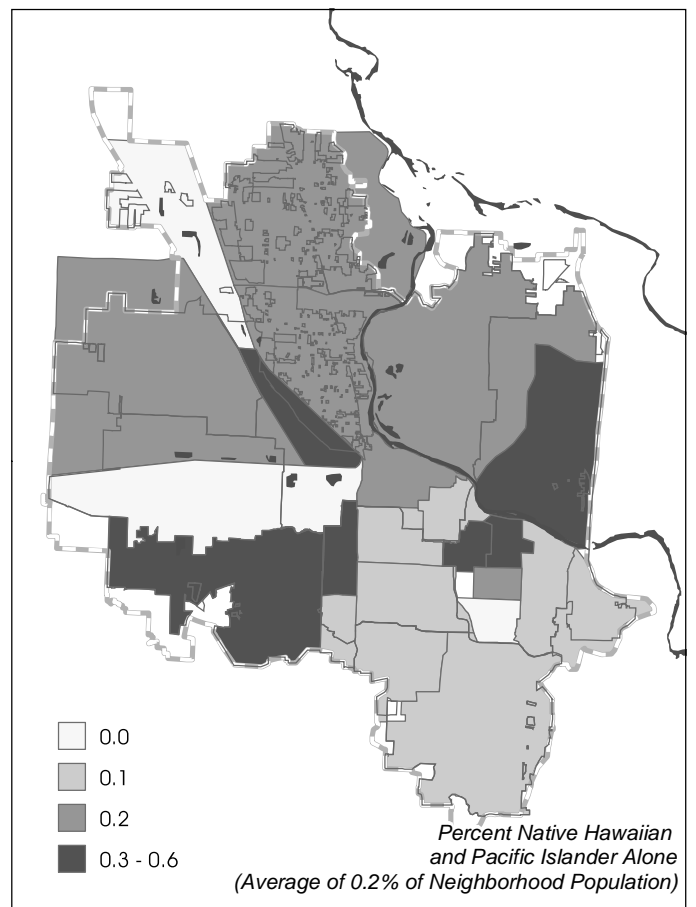
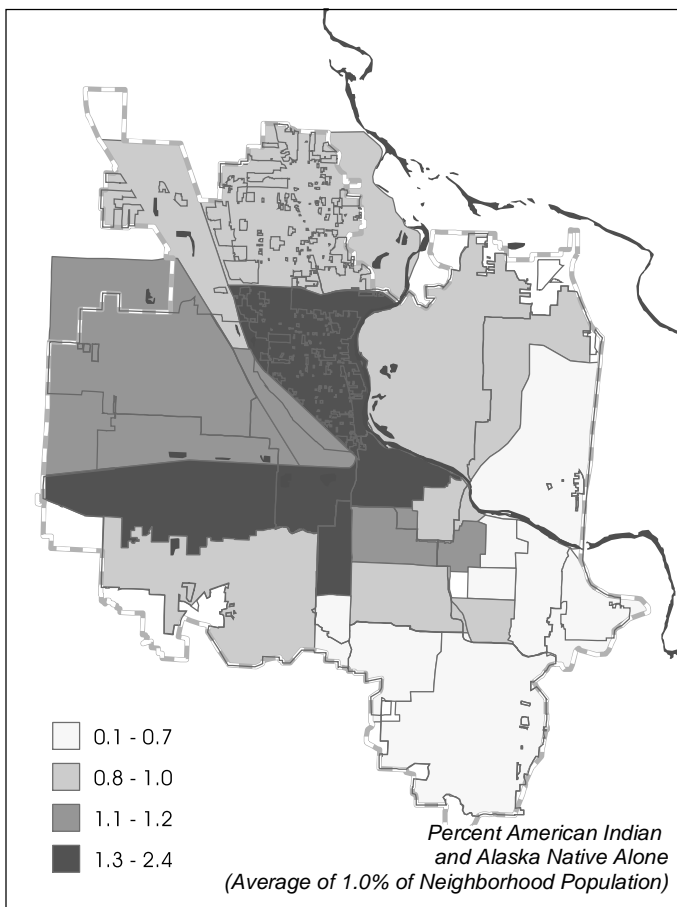
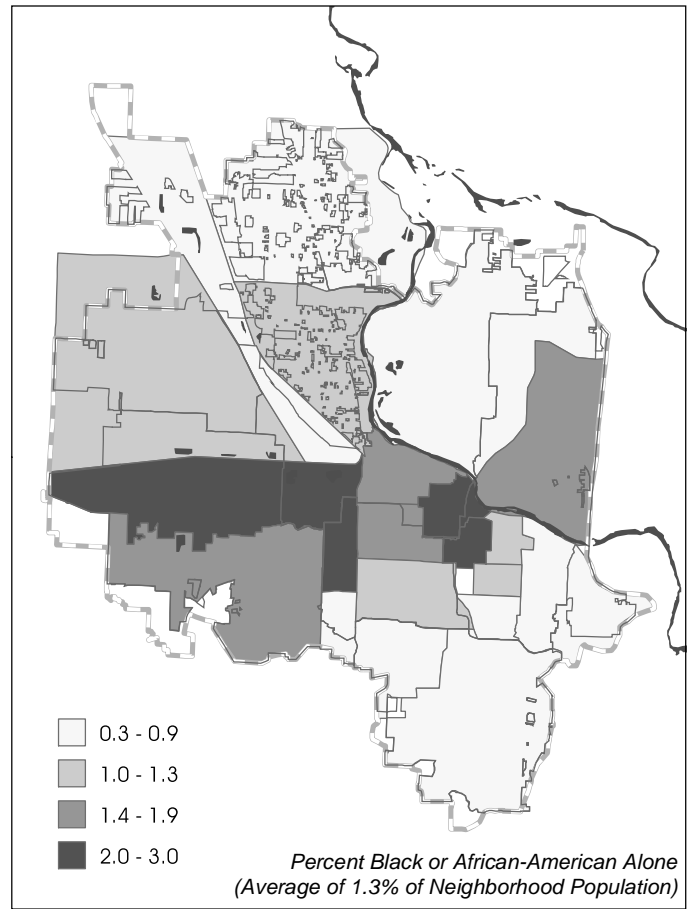
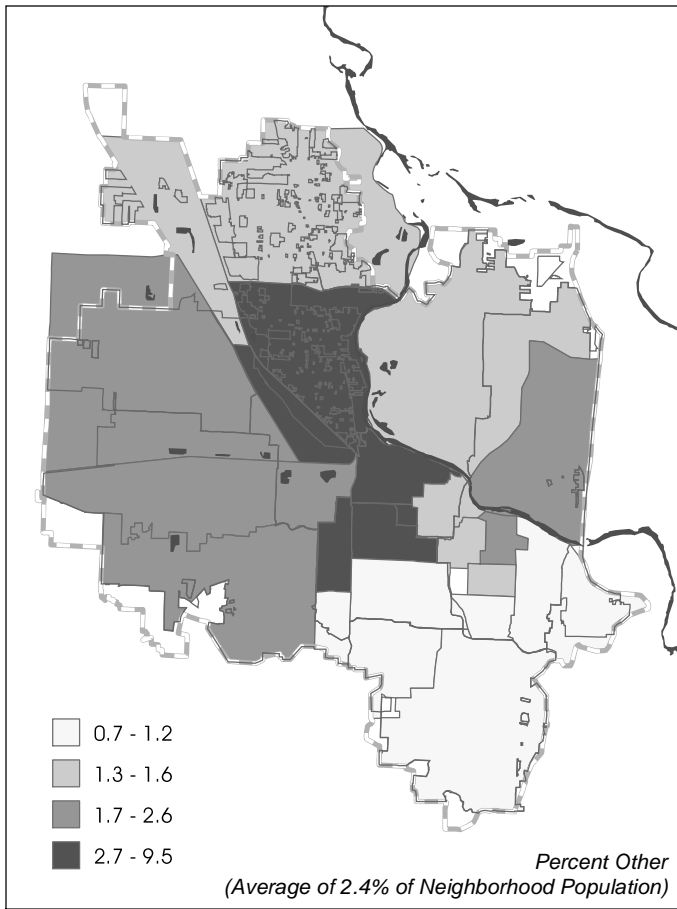




#### COMMON LEGEND ITEMS


 Urban Growth Boundary
  Wards
  Willamette River

0 1 2 Miles 

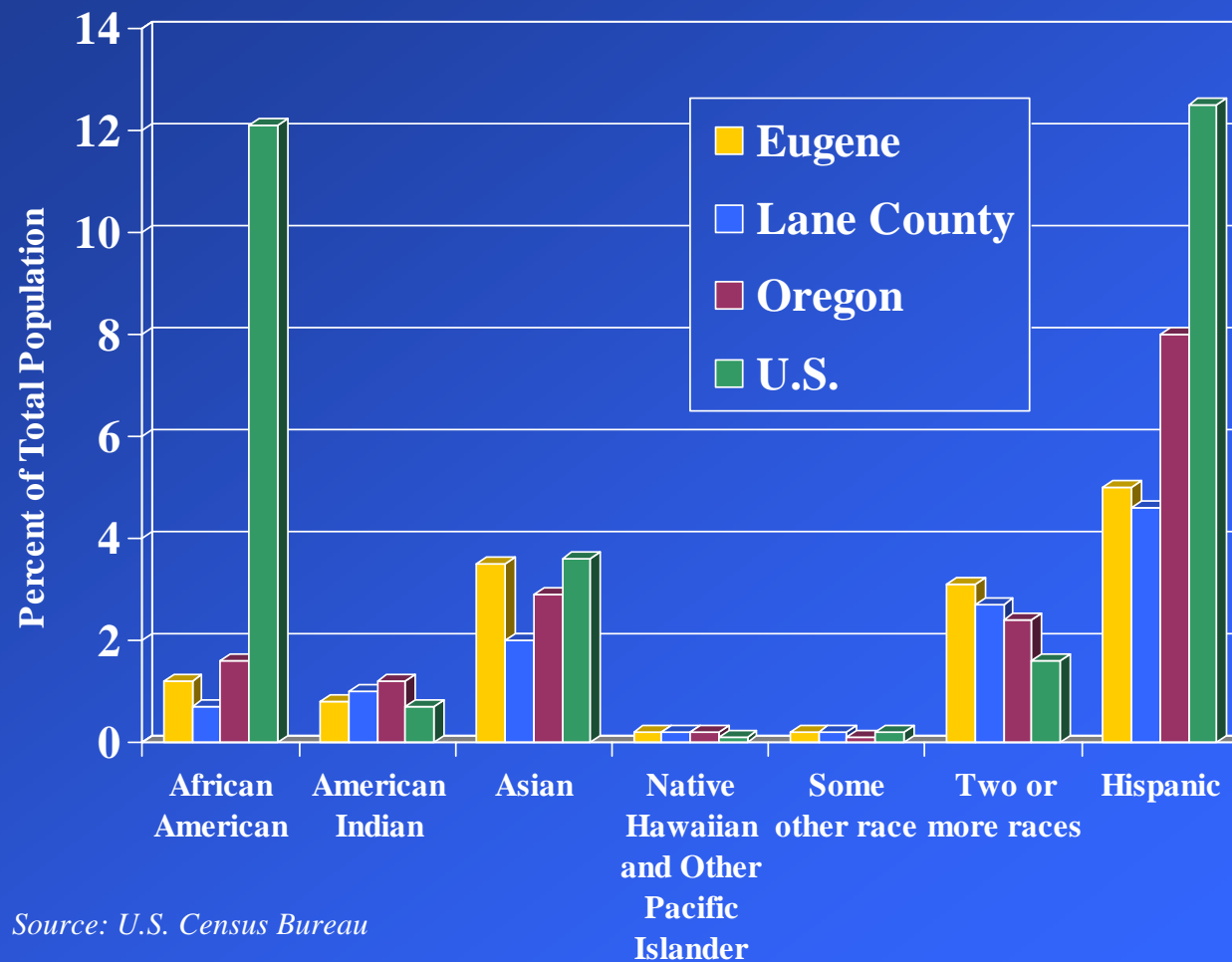


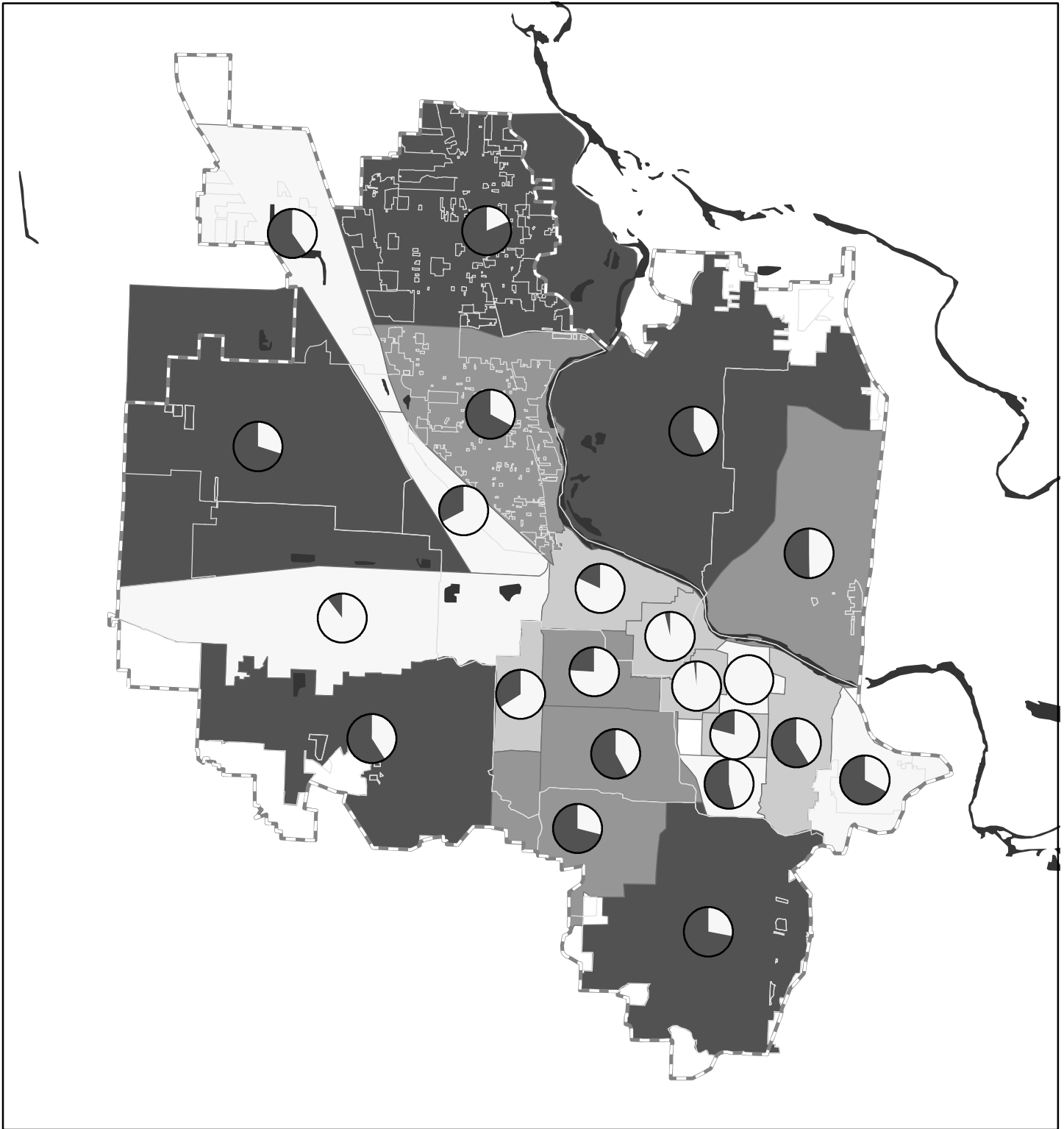
#### COMMON LEGEND ITEMS

 Urban Growth Boundary
  Wards
  Willamette River

0 1 2 Miles 

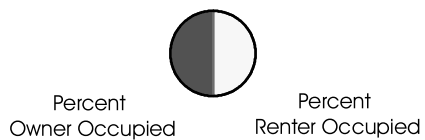
## 2000 Distribution of Minority Population



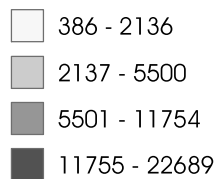


## NEIGHBORHOOD HOUSING PROFILE OF RENTERS AND OWNERS

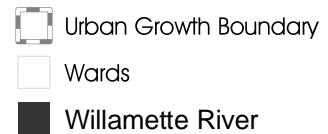
### HOUSING PROFILE



### TOTAL POPULATION COUNT



### OTHER MAP ELEMENTS



0 0.6 1.2 Miles

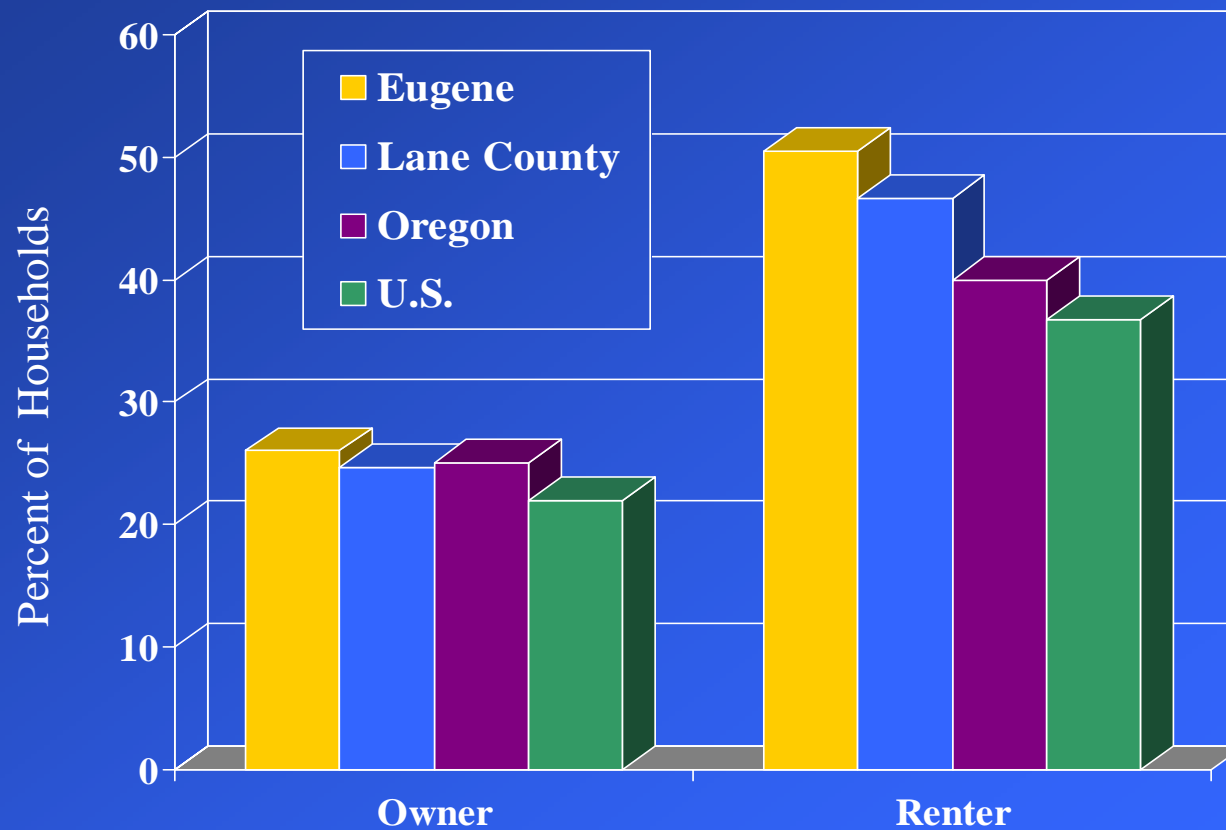


# 2000 Median Value of Housing

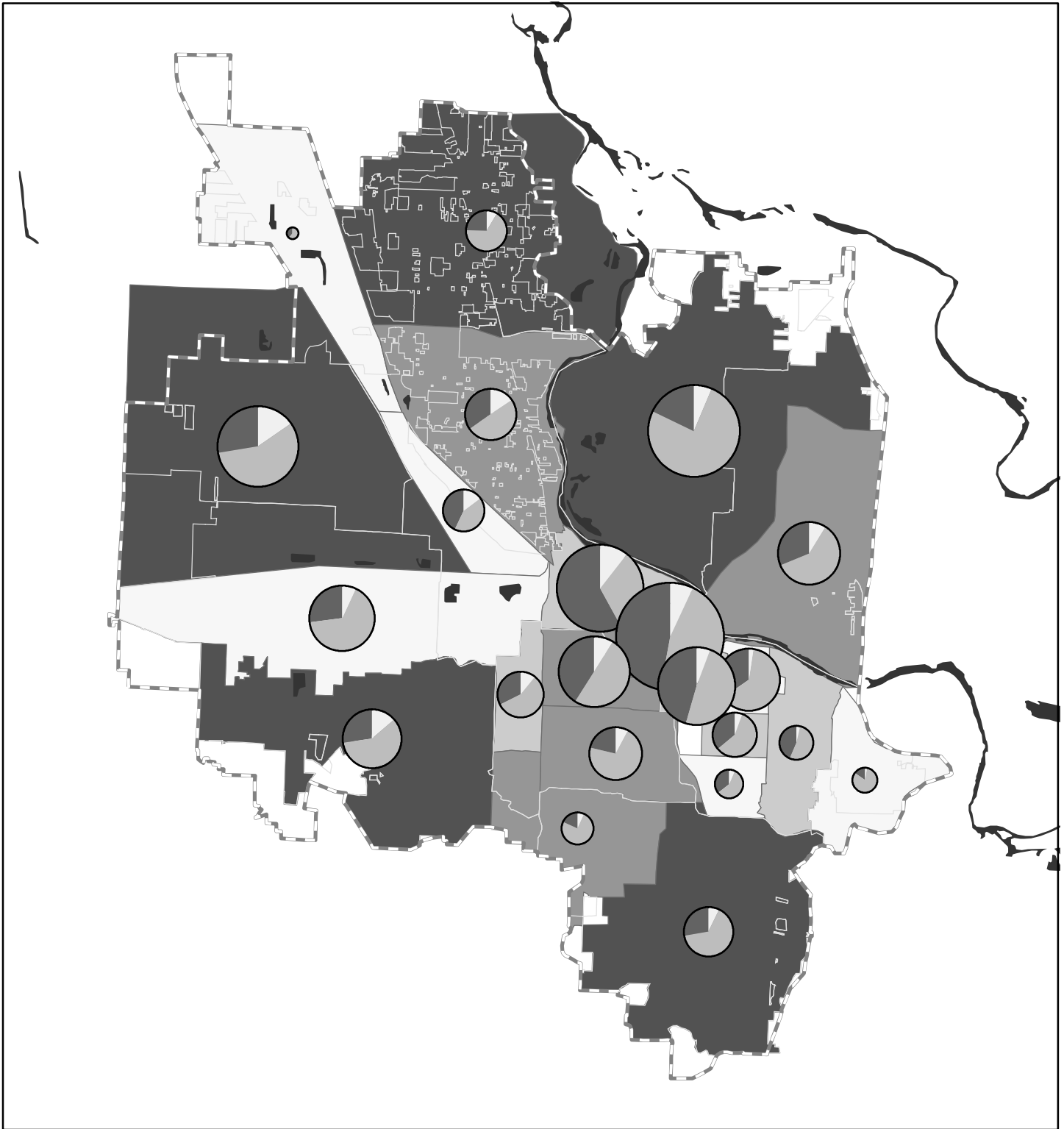
Area	Median House Value
Eugene	\$152,000
Springfield	\$117,500
Lane County	\$141,000
Oregon	\$152,100
U.S.	\$119,600

Area	Median Contract Rent
Eugene	\$566
Springfield	\$518
Lane County	\$542
Oregon	\$549
U.S.	\$519

# Households Paying 30 Percent or More of Household Income for Housing

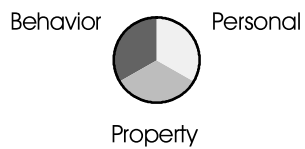


Source: U.S. Census Bureau



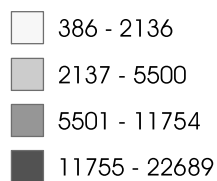
## NEIGHBORHOOD CRIME PROFILE -- COUNT DATA

### TYPE OF CRIME

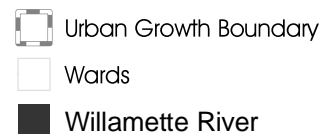


NOTE: The size of the chart is scaled by the total number of crimes within the Neighborhood District

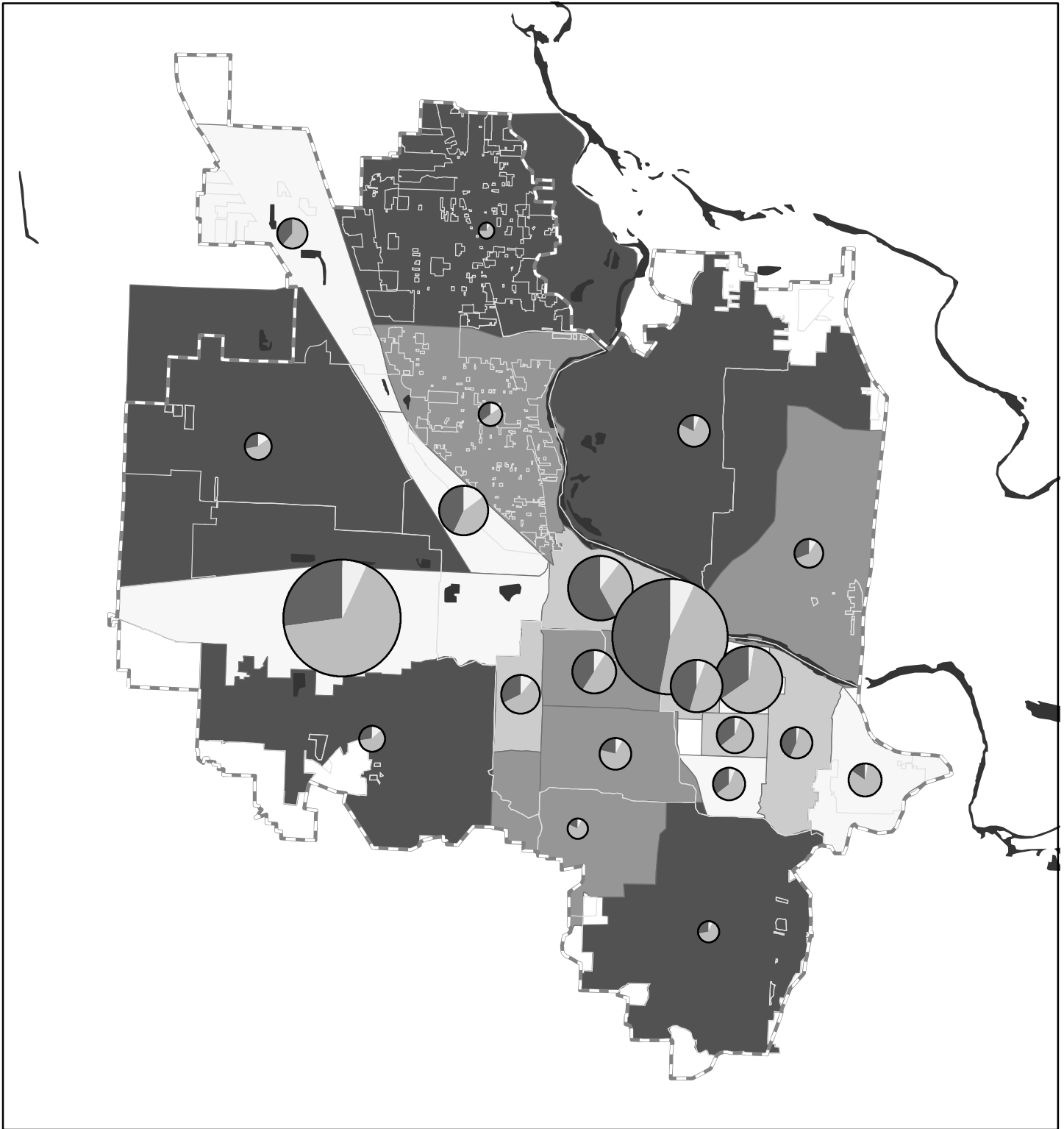
### TOTAL POPULATION COUNT



### OTHER MAP ELEMENTS

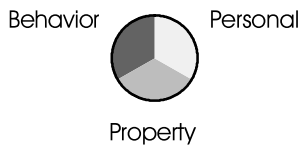


For River Road and Santa Clara: Data reflects City crime data only (not Lane County).  
For Downtown: Data includes any crime in which the location is unknown or only identified as Eugene, or when the victim has no home address.

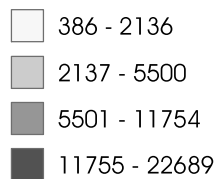


## NEIGHBORHOOD CRIME PROFILE -- PER CAPITA

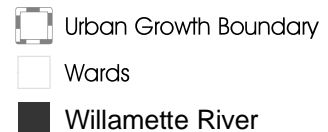
### TYPE OF CRIME PER CAPITA



### TOTAL POPULATION COUNT



### OTHER MAP ELEMENTS



NOTE: The size of the chart is scaled by the total number of crimes and total population (per capita) within the Neighborhood District

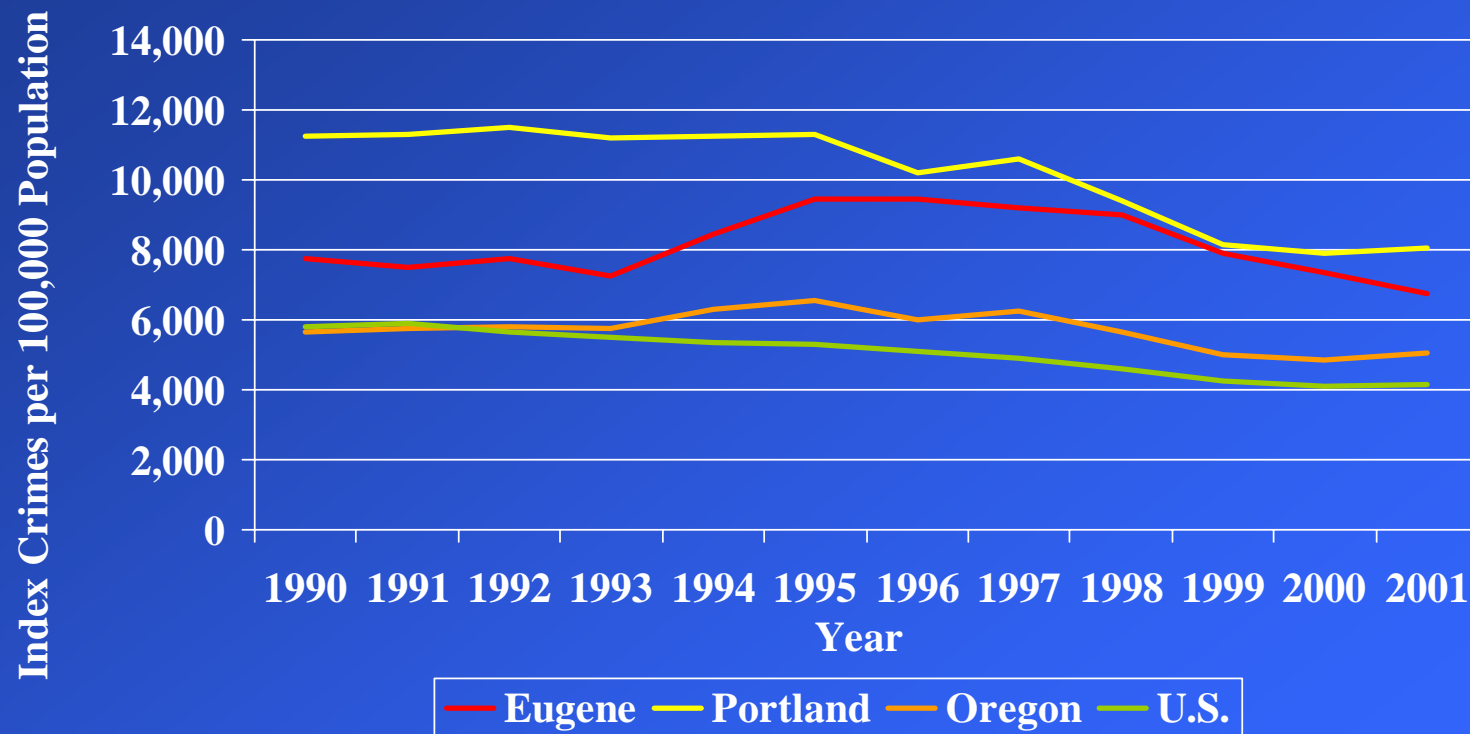
0 0.75 1.5 Miles



For River Road and Santa Clara: Data reflects City crime data only (not Lane County).  
For Downtown: Data includes any crime in which the location is unknown or only identified as Eugene, or when the victim has no home address.



## Overall Crime Rate: Reported Crime Index



*Source: City of Eugene, Uniform Crime Reporting Specialist, Law Enforcement Data System (LEDS)*

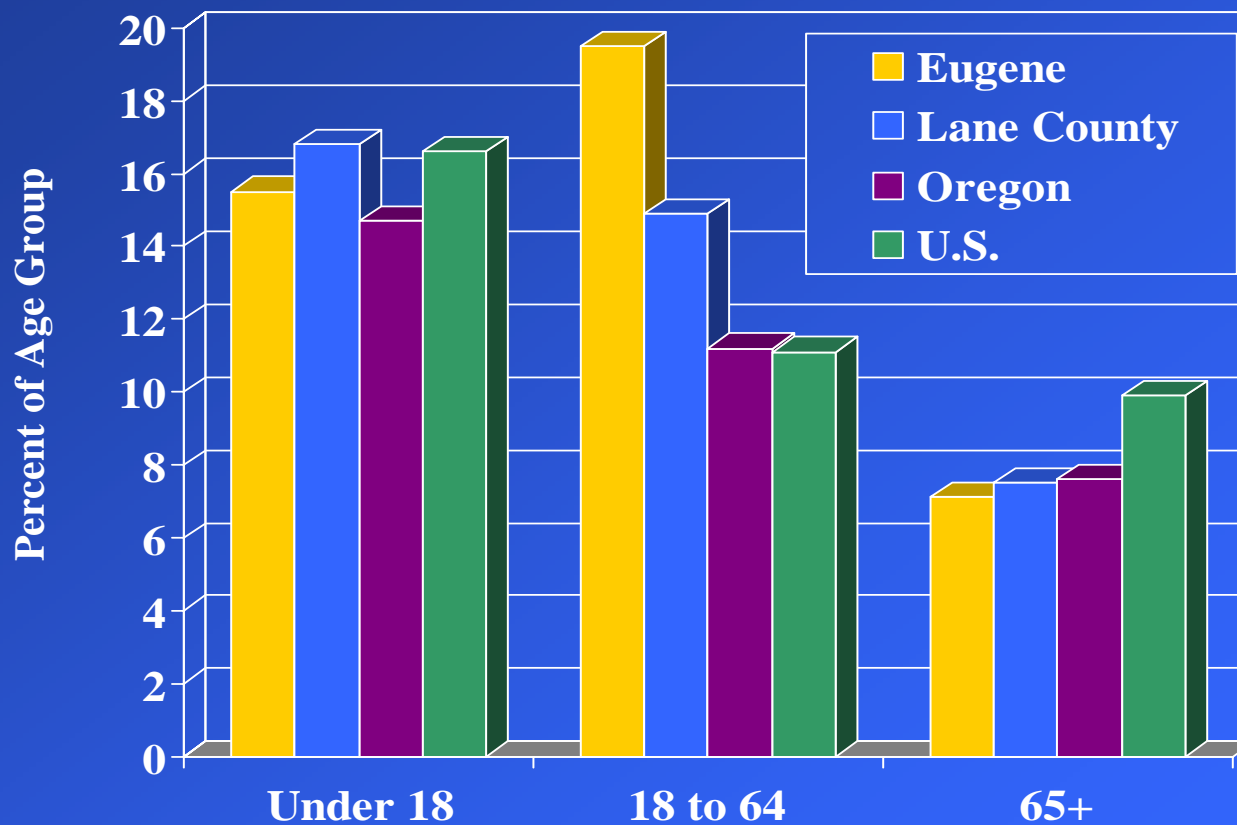
## Percent of Persons in Poverty

Area	1980	1990	2000
Eugene	14.7	17.0	17.1
Springfield	15.2	16.5	17.9
Lane	12.8	14.5	14.4
Oregon	10.7	12.4	11.6
U.S.	12.4	13.1	12.4

*Source: U.S. Census Bureau*

- Eugene poverty levels increased slightly between 1990 and 2000. Eugene continued to have a higher poverty rate than the county, state, or nation.

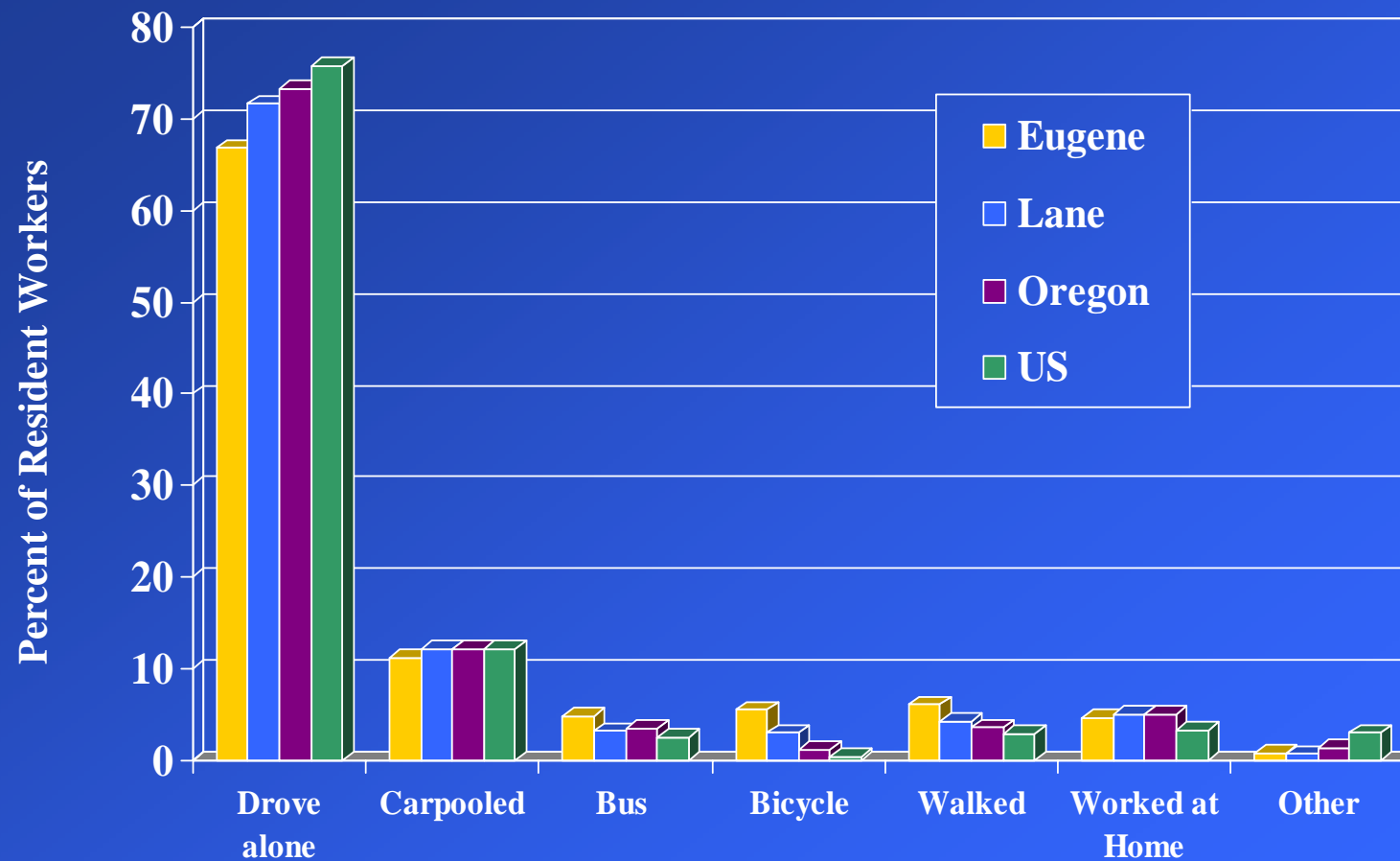
## Percent of Persons Below Poverty in 1999 by Age



Source: U.S. Census Bureau

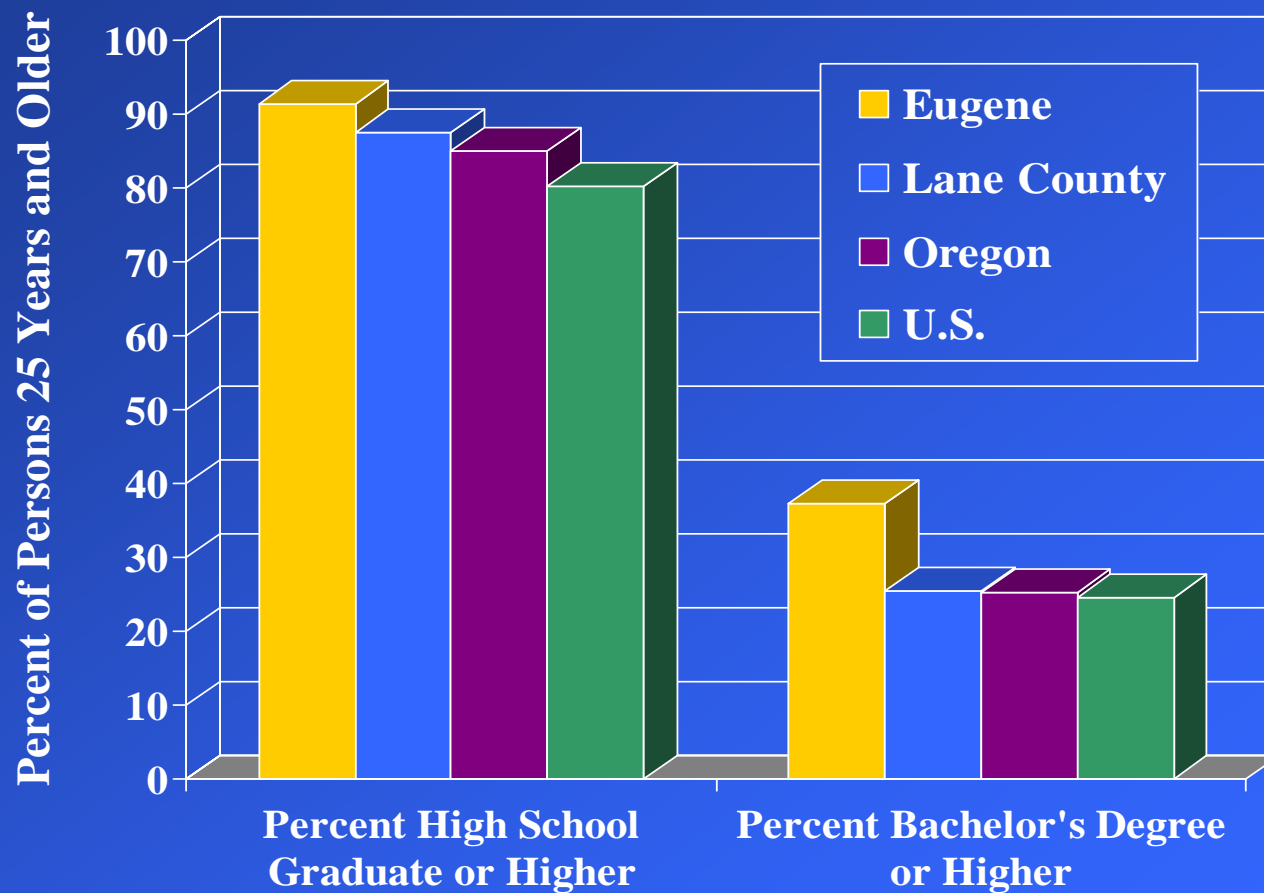


## 2000 Means of Transportation to Work



Source: U.S. Census Bureau

# Educational Attainment in 2000



Source: U.S. Census Bureau